



A beautifully presented and refurbished two bedroomed semi detached bungalow situated within the village of Scruton. The property benefits from gas fired central heating and double glazing. The accommodation includes a reception hall, spacious living room, modern kitchen with wall and base units with integrated oven and hob. There are two double bedrooms and a shower room/wc fitted with a white suite and double walk in shower cubicle. Externally there is a front garden, footpath and gate to the side leading to the good sized rear garden with two garden stores, patio, lawn and gate to the rear.





- Refurbished two bed roomed semi detached bungalow
- Shower room with double walk in shower
- Spacious living room
- Front and rear gardens and garden stores
- Modern kitchen/dining room with integrated oven and hob
- Beautifully presented living accommodation
- Gas fired central heating and double glazing
- Vacant possession, no onward chain

GENERAL INFORMATION

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage

Double glazing.

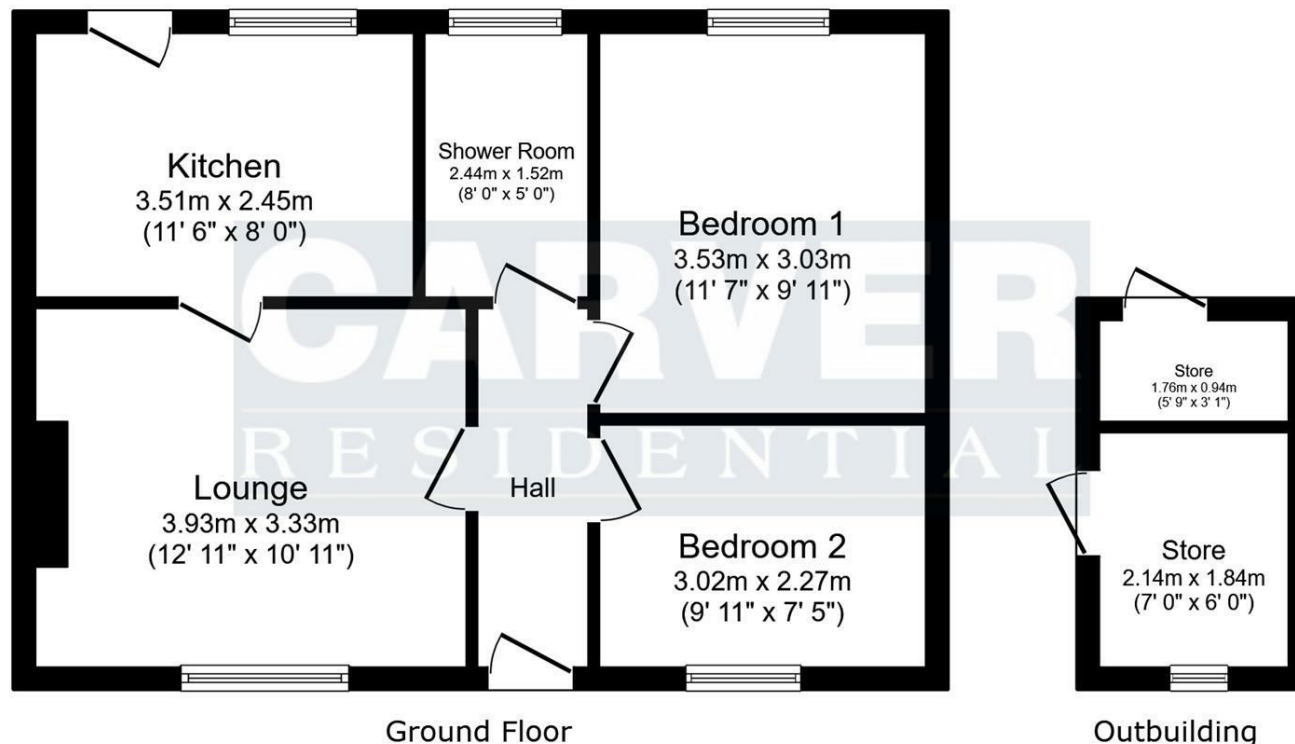
Local Authority: North Yorkshire Band B

Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Property Size Information

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property Size from EPC
584.00 sq ft

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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MAB 6202



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